

# NOTICE OF DEVELOPMENT APPLICATION AND PUBLIC INFORMATION MEETING



## 90 AVENUE SIX-STOREY APARTMENTS

*We want to hear from you!*

A second public information meeting for an application for two six-storey apartment buildings at 11810, 11818, 11820, 11824, 11828, and 11838 90 Avenue will be held on February 4, 2026. The meeting will provide an opportunity for residents to learn more about the application in an open house format. The feedback survey will also be reopened for submissions online.

If you have already provided feedback, you do not need to re-submit. If you would like to provide feedback but are unable to attend the public information meeting, you can submit comments online, or by email, phone call, or mail. Staff are also available to answer questions via phone, email, or at the development front counter at City Hall.

### Public Information Meeting



Wednesday, February 4, 2026



5:30 PM to 7:30 PM



Gibsons Elementary School Gymnasium  
11451 90 Avenue, Delta, BC, V4C 3J4

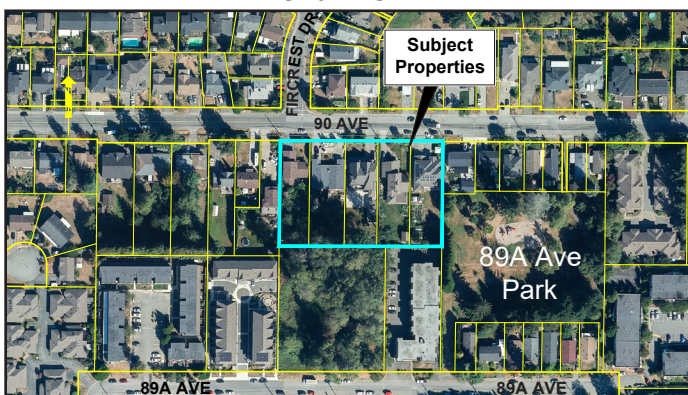
View from 90 Avenue, Lot 1 Facing South



View from 90 Avenue, Lot 2 Facing South



Aerial View



Details about the proposal are also available at [letstalk.delta.ca/lu009880](https://letstalk.delta.ca/lu009880) where you can view the project details and provide comments online.



## Key Application Facts:

The following are key aspects of the proposal:

- Two six-storey apartment buildings with a total of 270 market strata residential units
- Shared access to an underground parkade via 90 Avenue
- 2.95 Floor space ratio
- 303 residential parking spaces, 27 visitor parking spaces, and 289 bicycle parking spaces in an underground parkade
- 282 m<sup>2</sup> of indoor and 1,620 m<sup>2</sup> of outdoor common residential amenity areas to be shared between the two buildings
- Provide pedestrian access from 90 Avenue to 89A Ave Park

**The proposal is consistent with the Scott Road Corridor (SRC) land use designation in “City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024.”**

**This development proposal includes applications for:**

1. Rezoning from Single Detached Residential 1 (RS1), Duplex/Single Detached Residential 3 (RD3), and Comprehensive Development Zone No. 414 (CD414) to Apartment Residential 6 (RA6).
2. Development permit for form and character in the Scott Road Corridor (SRC) Development Permit Area.
3. Development Variance Permit to vary the rear setback from 7.5 m to 5 m.
4. Consolidation from five lots into two lots.



**Application File Number:** LU009880



**Applicant:**  
Manpreet Singh, Paramorph Architecture Inc.



**City Contact:** Emma Adams, Planner

Have other questions or comments?  
Contact the Development Department:



development@delta.ca or



604-946-3380

*Any correspondence submitted to the City of Delta with respect to the application will become public information under the Freedom of Information Act, so please provide your name, address, and telephone number and quote the above file number in your correspondence.*

*This is not a statutory bylaw notice. If the application proceeds to Council for consideration of bylaw readings, you will receive a statutory bylaw notice from the City of Delta later in the process.*

*Please note that this application has not gone to Council for consideration; therefore, aspects of the proposal may change as the application proceeds through the review process. Images are depicted as renderings*